



August 14, 2013

Item No. 7

**APPROVAL OF CONTRACT MODIFICATIONS
FOR VARIOUS CHA PROJECTS**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners approve the attached Resolution to approve \$787,987.36 of contract modifications for various Chicago Housing Authority projects with the following contractor:

General Contractor	Project	Contract	Original Contract Value	Current Contract Value	Contract Modifications to be Approved	% of Contract	Cumulative % of Original Contract	Cumulatively over \$100,000	Revised Contract Amounts
OLD VETERAN	Facade Replacement and Interior Improvements at Judge Slater	11119	\$13,577,000.00	\$14,679,857.51	\$411,539.38	3.0%	9.6%	X	\$15,091,396.89
OLD VETERAN	ADA Retrofit at Lake Parc Place	11121	\$12,686,147.00	\$13,659,808.88	\$376,447.98	3.0%	7.7%	X	\$14,036,256.86
			CUMULATIVE TOTAL		\$787,987.36				

The Interim Acting Vice President (“VP”) of Construction, Chief Development Officer, the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

CORPORATE MISSION

Ensure that CHA’s housing portfolio is safe, decent and sustainable.

FUNDING

General Fund

GENERAL BACKGROUND /EXPLANATION

The Significant Actions Policy states, in part that “[m]odernization activities, change orders, or cumulative change orders in excess of 5% of the contract amount or \$100,000, whichever is greater, must receive Board approval.” The general contractor listed above has existing contracts with the Chicago Housing Authority (“CHA”) to provide construction services at Judge Slater and Lake Parc Place. Each of these construction contracts require contract modifications that will cumulatively exceed 5% of the contract amount and \$100,000.

The contract modifications associated with the above contracts are required to address the following issues:

GENERAL CONTRACTOR	CONTRACT NO.	MODIFICATION	AMOUNT	REASON FOR MODIFICATION
OLD VETERAN	11119	Installation of bath vanities	\$99,502.26	Owner Directed
OLD VETERAN	11119	Installation of smoke detectors	\$30,955.42	Omission
OLD VETERAN	11119	Provide 11 ADA compliance bedroom doors with proper swing	\$6,647.71	Code Compliance
OLD VETERAN	11119	Add extra security cameras in corridors and elevators	\$274,433.99	Owner Directed
CUMULATIVE TOTAL FOR CONTRACT 11119			\$411,539.38	
OLD VETERAN	11121	Install new light fixtures in corridors and recreation room	\$93,545.00	Owner Directed
OLD VETERAN	11121	Install soffits in computer lab for sprinkler piping	\$22,553.27	Omission
OLD VETERAN	11121	Revise drawings for permitting requirements and user group comments	\$98,965.00	Code Compliance
OLD VETERAN	11121	Furnish and install wood grain tile at 3939 Building to allow for resident occupancy in August	\$161,384.71	Owner Directed
CUMULATIVE TOTAL FOR CONTRACT 11121			\$376,447.98	

The Capital Construction Department has verified that the amounts proposed to perform the work by the contractors are within an acceptable range of the CHA's Independent Cost Estimates.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority Board policies and all applicable federal (HUD) procurement laws.

The Interim Acting VP of Construction concur with the recommendation to approve \$787,987.36 of contract modifications for the various above-referenced Chicago Housing Authority projects with the contractor.

The CEO/President also recommends the approval of these contract modifications.

RESOLUTION NO. 2013-CHA-65

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 14, 2013 entitled "APPROVAL OF CONTRACT MODIFICATIONS FOR VARIOUS CHA PROJECTS;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners hereby approves \$787,987.36 of contract modifications for various Chicago Housing Authority projects with the following contractor:

General Contractor	Project	Contract	Original Contract Value	Current Contract Value	Contract Modifications to be Approved	% of Contract	Cumulative % of Original Contract	Cumulatively over \$100,000	Revised Contract Amounts
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			CUMULATIVE TOTAL		\$787,987.36				

This item is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 and insurance requirements.



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